
1. CALL TO ORDER

Chairman Lang called the meeting to order at 7:00 p.m. on Thursday, February 15, 2007.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Boime, Didier, Lang, Ruffatto and Steilen. Commissioners Dorband and Malandrino gave prior notice of their absent. Also present were Andrew Jennings, Village Planner, Samantha Robinson, Associate Planner and Fire Marshal Lemke. Trustees Argiris and Brady were present in the audience.

4. CHANGES TO THE AGENDA

Mr. Jennings referred to Item F) on the revised agenda.

5. ITEMS FOR REVIEW

- A)** Docket No. SCBA 07-8
Computer World Solution Inc.
1550 Abbott Drive
Approval of a Business Identification Wall Sign

Mr. Phil Goldberg, Corporate Counsel, Computer World Solution Inc., 301 S. Gate, Northbrook was present.

Mr. Goldberg described the proposed sign as three sheets of plywood (4' x 24') with a solid black background and grey lettering. The logo is also included on the sign. He explained that the sign is temporary and will be used until the remodeling of the building is finished. The proposed sign was used at their old location.

Commissioner Boime had no questions.

Commissioner Steilen noticed the building did not have a sidewalk on Abbott Drive. He informed the petitioner that the Village now requires sidewalks. He asked if they would be willing to install a sidewalk. Mr. Goldberg stated that they would be interested but wanted to wait until the entire front was remodeled. He was unsure of the timeframe. Commissioner Steilen suggested adding a condition that the sidewalk be installed within 18 months. Mr. Goldberg was in agreement to the proposed condition.

Commissioner Didier agreed with Commissioner Steilen's request.

Chairman Lang questioned if Commissioner Steilen's proposed condition was appropriate. Mr. Jennings stated it wouldn't be an issue if the petitioner agreed to it. He explained that a sidewalk was not a requirement without a site plan change. The future remodeling changes that MR. Goldberg described would be a site plan change and the sidewalk would be required at that time.

In reply to Commissioner Ruffatto's question, Mr. Goldberg was in agreement that the sign would be up for no longer than 12 months.

Commissioner Ruffatto questioned if the sidewalk condition should be added. Mr. Jennings was not in favor of setting a precedent of adding a condition of a sidewalk on a wall sign but preferred to keep it with a site plan. Commissioner Steilen preferred to add a condition regarding the sidewalk. Chairman Lang suggested a poll.

Commissioner Boime: require sidewalk with site plan
Commissioner Ruffatto: require sidewalk with site plan
Commissioner Didier: require sidewalk with site plan
Commissioner Steilen: require sidewalk within 1-year
Chairman Lang: require sidewalk with site plan

The majority of the Commission (4:1) was in favor of requiring the sidewalk with the future site plan changes.

In reply to Chairman Lang's question, Mr. Goldberg stated that he believed they would start the remodeling within a year.

Commissioner Ruffatto moved, seconded by Commissioner Didier to approve Docket No. SCBA 07-8 to permit installation of a business identification wall sign in accordance with the sign specification sheet prepared by Computer World Solution, submitted on February 7, 2007, on behalf of Computer World Solution, 1550 Abbott Drive, Wheeling, Illinois, with the following condition:

1. That the sign be replaced by a more permanent sign within the next 12 months.

On the roll call, the vote was as follows:

AYES: Commissioners Boime, Didier, Lang, Ruffatto, Steilen
NAYS: None
ABSENT: Commissioner Dorband and Malandrino
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- B)** Previous Docket Nos. 2005-25 and PC 05-17
Claim Jumper Restaurant
(part of the Westin Hotel & Retail Planned Unit Development)
781 North Milwaukee Avenue
Minor Site Plan and Appearance Approval to Provide Screening for
a Transformer

Mr. Adam Firsel, Midco Wheeling LLC, was present and sworn in.

Mr. Firsel explained that a green transformer box was placed in front on the Milwaukee side of the Claim Jumper building. The transformer box was originally supposed to be within the screened wall in Claim Jumper but ComEd did not require it. They were now in the process of trying to screen it. He does not want to draw attention to it but have it blend in with the current building. They are proposing to use pilasters with the same slate on the exterior of the building.

They would use the same EIFS walls on that side of the building. The petitioner has been working with Staff to try and come up with a solution. He noted there were underground utilities running through the area and a big grade change between the sidewalk and the location of the transformer box. They want to get the design and concept approved first prior to having the construction and engineering drawings done.

Commissioner Didier was in favor of the proposed screening.

Commissioner Didier questioned if the shipping doors had always been in the current location. Mr. Firsel confirmed the location of the doors had not changed. Commissioner Didier suggested dressing the doors up. Mr. Firsel explained that Claim Jumper leases the land only and he was not involved with the building design.

Commissioner Ruffatto was in agreement to the proposed screening.

Commissioner Steilen had no comments.

Commissioner Boime questioned if there was a gap between the box and the existing wall. Mr. Firsel explained it would not be structurally secured to the building. He confirmed there was no gap. Commissioner Boime felt the screening was the best solution.

In reply to Chairman Lang's question, Mr. Firsel stated that they did not have a lot of control regarding the placement.

Mr. Firsel mentioned that he had driven around the Village and noticed other transformer boxes within the Village.

Mr. Firsel noted that the pilasters might not abut to the building. He needs to re-confirm with the drawings. Commissioner Boime mentioned it would not affect his vote.

Commissioner Didier moved, seconded by Commissioner Boime to Approval of Previous Docket No. 2005-25 Minor site plan modification as required under Title 19, Zoning, Chapter 19.10 Use Regulations, Section 19.10.030 Special Uses and Chapter 19.12 Site Plan Approval Requirements, in order to construct a screen wall and landscaping area for the transformer at the existing Claim Jumper Restaurant; and

Approval of Previous Docket No. PC 05-17 Minor Appearance Approval for a new screen wall at the existing restaurant building as required under Title 19, Zoning, Chapter 19.11 General Development Standards and Chapter 19.12 Site Plan Approval Requirements

As shown on the following plans/exhibits prepared by Hitchcock Design Group, submitted February 7, 2007, on behalf of MidAmerica Development Partners LLC, for the Claim Jumper Restaurant located at 781 North Milwaukee Avenue within the Westin Hotel-Retail planned unit development at Milwaukee Avenue and Lake Cook Road:

- Concept sketch – view north along east side of Milwaukee Avenue
- Concept sketch - view south along east side of Milwaukee Avenue
- Concept landscape plan

And with the following conditions:

1. That approval is subject to the final engineering approval of the wall location and design; and
2. That a portion of the hydrangea on the west side of the wall be replaced with an evergreen shrub.

On the roll call, the vote was as follows:

AYES: Commissioners Boime, Didier, Lang, Ruffatto, Steilen
NAYS: None
ABSENT: Commissioner Dorband and Malandrino
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- C)** Docket No. PC 07-1
Westin Hotel & Retail Planned Unit Development
561-791 North Milwaukee Avenue
Minor Site Plan Change to Permit Temporary Parking

Mr. Adam Firsel, Midco Wheeling LLC, was present.

Mr. Firsel explained they received permission from Staff to pave 2 outlots that have not been leased in order to provide extra parking during the winter months for the hotel and valet parking. They had agreed they would rip it out at their own expense if the Plan Commission was not in agreement.

Mr. Firsel explained it was a short-term measure. He noted that they would be returning to the Plan Commission for a more permanent parking solution. He explained they don't want to have a reputation that they do not have enough parking. He mentioned that other hotels were using that against them. He stated they were in the process of looking into a parking deck for the south lot. He hopes to be back with a plan within the next 60 days.

Commissioner Steilen and Didier had no questions or comments.

In response to Commissioner Ruffatto's question, Mr. Firsel confirmed that valet parking would use the temporary lot.

In response to Commissioner Ruffatto's question, Mr. Firsel confirmed he was in agreement to Staff's suggested conditions.

In reply to Chairman Lang's question, Mr. Firsel stated they were adding approximately 50 additional parking spaces.

Commissioner Boime questioned if the petitioner was pursuing conversations with the Forest Preserve. Mr. Firsel explained that Acting Village Manager Rooney was a proponent of it but mentioned it was a tough process. It appears the Forest Preserve was not interested.

Commissioner Boime suggested adding retail space to the first level of the parking garage. Mr. Firsel agreed and mentioned they were in the process of speaking with a health club, possible office or retail uses. They are designing it with a first floor building.

Commissioner Boime moved, seconded by Commissioner Steilen to recommend approval of Docket No. PC 07-1 approving a minor site plan change to permit two temporary parking areas in accordance with the site plan received January 20, 2007, for the property located at 561-791 N. Milwaukee Avenue within the Village of Wheeling, Illinois; subject to the following conditions:

1. The parking lots shall be considered temporary in nature and can be utilized for a period of up to 18 months from the date of approval; and
2. Within 6 months from the date of approval, a full application shall be submitted to the Village of Wheeling to construct a parking structure on the site.

On the roll call, the vote was as follows:

AYES: Commissioners Boime, Didier, Lang, Ruffatto, Steilen
NAYS: None
ABSENT: Commissioner Dorband and Malandrino
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- D)** Docket No. 2007-4A&4B
Froots Restaurant
1568 West Lake Cook Road (within Schwind Crossings Shopping Center)
(2007-4A) Special Use and Associated Site Plan Approval for a Sit-Down/Carry-Out Restaurant
(2007-4B) Variations from Title 19, Zoning, Relating to Required Parking Associated with a Sit-Down/Carry-Out Restaurant

See Findings of Fact and Recommendation for Docket No. 2007-4A&4B.

Commissioner Steilen moved, seconded by Commissioner Didier to recommend approval of Docket No. 2007-4A Special Use and Associated Site Plan Approval for a Sit-Down/Carry-Out Restaurant in the B-1 Planned Shopping Center District, as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, in accordance with the floor plan received February 8, 2007, with the following condition:

1. That the restaurant layout must meet all applicable life safety regulations.

On the roll call, the vote was as follows:

AYES: Commissioners Boime, Didier, Lang, Ruffatto, Steilen
NAYS: None
ABSENT: Commissioner Dorband and Malandrino
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Steilen moved, seconded by Commissioner Didier to recommend approval of Docket No. 2007-4B Variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-11 General Development Standards, Section 19.11.010 E, Parking Standards, subsection 1, Minimum Required Parking, to reduce the required parking associated with a new sit-down/carry-out restaurant for the subject unit (Unit 2A, 1568 W. Lake Cook Road) from 16 spaces to 7 spaces as indicated in the 'Schwind Crossings Shopping Center Parking Calculations for Proposed Froots' dated 2.9.2007.

On the roll call, the vote was as follows:

AYES: Commissioners Boime, Didier, Lang, Ruffatto, Steilen
NAYS: None
ABSENT: Commissioner Dorband and Malandrino
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Ruffatto moved, seconded by Commissioner Boime to close Docket No. 2007-4A&4B. The motion was approved by a voice vote.

- E)** Docket No. 2007-5
Village of Wheeling
Rezoning of Property at 250 Northgate Parkway and Vacant Triangular Parcel
Directly across Northgate Parkway (Kenny Construction Property) from I-3 General
Industrial District to MXT Transit-Oriented Mixed Use District

See Findings and Fact and Recommendation for Docket No. 2007-5.

Commissioner Didier moved, seconded by Commissioner Boime to recommend approval of Docket No. 2007-5 Rezoning from I-3, General Industrial, to MXT, Transit Oriented Mixed Use, for the property located at 250 N. Northgate Parkway, and rezoning from I-1, Light Industrial and Office, to MXT, Transit Oriented Mixed Use, for the vacant property directly to the east of 250 N. Northgate Parkway, Wheeling, Illinois, as shown on the proposed zoning map dated February 8, 2007, prepared by Staff.

On the roll call, the vote was as follows:

AYES: Commissioners Boime, Didier, Lang, Ruffatto, Steilen
NAYS: None
ABSENT: Commissioner Dorband and Malandrino
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Ruffatto moved, seconded by Commissioner Boime to close Docket No. 2007-5. The motion was approved by a voice vote.

- F) *Docket No. 2007-3
(CONTINUED AT THE 2-8 PC MEETING TO 2-15)
Northfield Properties
Proposed Town Home Planned Unit Development in the MXI District
(PRELIMINARY REVIEW)
431 North Wolf Road and the Rear of 516 North Milwaukee Avenue
Special Use-Site Plan-Building Appearance Review**

See Findings of Fact and Recommendation for Docket No. 2007-3.

Commissioner Boime moved, seconded by Commissioner Didier to Recommend approval of Docket No. 2007-3 Preliminary Review of Special Use and Associated Site Plan Approval for a Townhome Planned Unit Development as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-09 Planned Unit Developments, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, with the following conditions:

1. That the north and south setbacks maintain a minimum of 19';
2. That the east setback maintains a minimum of 10';
3. That the minimum parking pad depth is increased to 18';

As shown on the following plans/exhibits submitted on February 13, 2007, by DesignBridge on behalf of Northfield Properties, for the town home planned unit development to be located on the property currently known as 431 N. Wolf Road and a portion of the property currently known as 516 N. Milwaukee Avenue, Wheeling, Illinois:

- Title sheet
- Project fit within the Wheeling Comprehensive Plans
- Project site plan
- Typical plans and elevations (2-story homes)
- Typical plans and elevations (3-story homes)
- Landscape plan
- Plant list and details
- Survey of existing conditions
- Engineering plan title sheet
- Site clearing plan
- Geometric plan
- Development plan
- Legal description of properties

On the roll call, the vote was as follows:

AYES: Commissioners Boime, Didier, Lang, Ruffatto, Steilen
NAYS: None
ABSENT: Commissioners Dorband and Malandrino
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Ruffatto moved, seconded by Commissioner Boime to close Docket No. 2007-3. The motion was approved by a voice vote.

**6. APPROVAL OF MINUTES - January 18, 2007 (workshop)
January 25, 2007**

Commissioner Ruffatto moved, seconded by Commissioner Boime, to approve the minutes dated January 18, 2007 with the following correction:

- Page 2 (third paragraph) change "Chairman Steilen" to "Chairman Lang"

The motion was approved by a voice vote.

Commissioner Ruffatto moved, seconded by Commissioner Steilen, to approve the minutes dated January 25, 2007 as proposed. The motion was approved by a voice vote. Commissioner Boime abstained.

7. OTHER BUSINESS

Mr. Jennings reported the petitioner from Healthmart Pharmacy was unable to make the meeting. They submitted a draft of a sign to improve the appearance of it. A logo had been added to the sign. The entire Commission present was in favor of the new design.

Commissioner Ruffatto questioned if the petitioner had submitted a design for the second sign. Mr. Jennings confirmed he hadn't received the redesign for the other sign.

Commissioner Boime had no comments.

Commissioner Ruffatto questioned if the Citgo station on Route 83/Dundee Road had a new face of their canopy. Mr. Jennings will look into it.

Commissioner Ruffatto questioned when dialogue should take place regarding the requirement of sidewalks. Mr. Jennings explained that dialogue should take place with the site plan.

Commissioners Didier and Steilen had no comments.

Chairman Lang reported there was an issue regarding the sign lighting at the Arlington Club shopping center.

8. ADJOURNMENT

Commissioner Boime moved, seconded by Commissioner Ruffatto to adjourn the meeting at 8:17 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Jim Ruffatto, Secretary
Wheeling Plan Commission

MINUTES SENT TO PC 3-1 FOR APPROVAL AT THE PC MEETING 3-8.